



Meeting Minutes

Whitestown Plan Commission

Date: November 10, 2014

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 S 700 E, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:31pm

Pledge of Allegiance

Roll Call

- ☒ Clinton Bohm, President
- ☒ Mike Roberts, Vice President
- ☒ Dennis Anderson
- ☐ Jason Lawson (absent)
- ☒ Greg Semmler
- ☐ Josh Westrich (absent)
- ☒ Staff:
 - o Deborah Luzier, Town Planner, GRW
 - o John Molitor, WPC/WBZA Attorney

Approve Agenda

Motion to approve agenda by Semmler. Second by Roberts. Motion passes unanimously.

Minutes

1. October 13, 2013

Motion to approve minutes by Bohm. Second by Semmler. Motion passes unanimously.

Public Comment for Items Not on the Agenda

2. None.

Old Business

3. **Rules and Procedures.** The Commission to consider adoption of updates to their Rules and Procedures. More specifically: allowing the WPC the option delegate decision-making authority to Town Planner for Secondary Plats and/or Development Plans; clarify property owners identified as “interested parties”; procedures for commitments; and update procedures for petition consideration.

Motion to approve amendments to the Rules and Procedures by Roberts. Second by Anderson. Motion passes unanimously.

New Business – Public Hearing

4. **Docket PC14-030-CP - Concept Plan - Westwood Landing.** The petitioner is requesting review of a Concept Plan to be known as Westwood Landing with 204 lots. The subject property contains 95 acres and is located at the proximity of 7250 S Indianapolis Rd, at the northeast corner of 750S and 600E. The property is zoned R3 - Medium-density Single-family and Two-family Residential with commitments for development. The petitioner is Timberstone Development, LLC, the owner is Wrecks, Inc., and the project engineer is Terra site Development.

- a. Introduction - Bohm
- b. Presentation
 - i. Mike Andreoli – attorney representing petitioner. Introduces Jim VanNess from Westport Homes. Reviews density, and developer is proposing 204 homes, which is well-below what is permitted (285 homes). Have also obtained a landscape easement from the property owner to the north for use as a bufferyard. Will have a 6’ tall black, vinyl-coated chain-link fence within a 50’ bufferyard. In the future, when the Wrecks property develops, they may have to supplement this bufferyard, but it will be preserved regardless (distributes sample detailed illustration). The specific details will be approved as part of the platting process. A variance has been filed to develop a custom bufferyard with this fencing as proposed.
- c. Staff and Public Official’s Report - Luzier
- d. Public Discussion
 - i. Opposition – none.
 - ii. Neutral – none.
 - 1. Mike Farrell – the buffer between this property and the property to the south should be the same as the one for Wrecks.
 - iii. Support – none.
 - iv. Rebuttal – none.
- e. WPC Discussion
 - i. Bohm – should we continue the Concept Plan to allow them to work with Farrell?
 - ii. Luzier – that can also be done with the Primary Plat. There is plenty of time.
 - iii. Anderson, Roberts, Semmler – agree that they can work that out at the Primary Plat stage.
 - iv. Molitor – pose a motion for them to proceed with a primary plat application if that is your choice.
- f. Call for Vote

Motion to allow the petitioner to move forward with the Primary Plat with conditions for PC14-030-CP by Roberts. Second by Semmler. Motion passes unanimously.

CONDITIONS:

- 1. *Develop a custom landscape buffer along the northern property line to separate the development from the site of the old Wrecks salvage yard. Said buffer should incorporate proper fencing and evergreen trees to protect and screen the development year-round. Request a variance from the bufferyard standards if applicable.*
- 2. *Coordinate detailed site design for utilities, drainage, roadways, paths, etc. with Staff and the Technical Advisory Committee per the Zoning Ordinance and Subdivision Control Ordinance.*

5. **Docket PC14-031-CP - Concept Plan - Wtown Bus Park.** The petitioner is requesting review of a Concept Plan to be known as Whitestown Business Park with 2 blocks for future development. The subject property contains 158 acres and is located on the west side of SR267, across from Perry Blvd. The property is zoned I2 - General Industry. The petitioner is Exeter Property Group, the owner is multiple, and the project engineer is Innovative Engineering.
- a. Introduction
 - b. Presentation
 - i. Jerry Kittle – engineer for development. Introduces Kevin Shea with Exeter Property Group and Mac McNaught with Denison.
 - ii. Shea – introduces Exeter.
 - iii. Kittle – we are proposing two industrial buildings. This has come before the Boone County APC and Whitestown PC a few times over the last 8 years. It has not moved forward because of the economy. We are proposing three driveway cuts and are working with INDOT to secure these. The northern entrance would have access to the existing cell tower. Hope to start work in the spring of 2015. The site will have Whitestown Utilities (sewer and water). Utilities exist on the east side of SR267. Schools will not be impacted with this development.
 - c. Staff and Public Official's Report – Luzier.
 - i. Bohm – Could you explain recommendation #1?
 - ii. Luzier – a minor collector should align with either Fieldstone or Perry. The developer has the choice.
 - d. Public Discussion
 - i. Opposed – none.
 - ii. Neutral – none.
 - iii. Support
 - 1. McNaught – we worked with past committees to and INDOT to coordinate driveway permits. Driveways were constructed for 55mph design. Utilities have been extended to the west side of SR267 already.
 - 2. Rebuttal –
 - a. Bohm – would like input about Staff's recommendation #1.
 - b. Kittle – we worked with INDOT and Dax Norton and a representative from GRW was present. We were told that 550S would take any traffic from east to west. We could provide an easement, but dedicating right-of-way would be difficult. We scoped our traffic study accordingly without anticipating a minor collector. The northern driveway would be limited to right-in and right-out. The middle and southern driveways would be fully functioning.
 - c. Bohm – so the southern-most entrance would not go all the way through to the western property line?
 - d. Shea – warehouses utilize a counter-clockwise truck traffic flow. The center entrance would serve both structures. The southern driveway would be used by the southern building, but could also be used for additional access.
 - e. Bohm – but you haven't provided any connection to the property to the west.
 - f. Shea – the property owners to the west are present. We would grant them an easement to access the center drive. It would not be a public right-of-way, but a private driveway that they would share.
 - g. Bohm – Luzier, review the other conditions.

- h. Luzier – extend utilities and update the INDOT driveway permits. There is no approved development that approved these driveway permits and the land use has changed significantly. INDOT needs to basically re-issue these permits.
- i. Kittle – we have met with INDOT to re-issue those permits. We had the same stumbling block back in 2011. We will bring sewer as far west as we can, but there are limitations. We can extend it west to serve our development, but we will not include a lift station that may be needed to serve the property to the west.
- j. McNaught – we can provide Staff with the permits from INDOT from 2006. INDOT decides where the cuts would be located and we worked with Boone County to properly locate them.
- k. Bohm – what is the expected timetable for the traffic study?
- l. Kittle – we submitted a traffic study with the primary plat application and have also brought it to INDOT for review. We may or may not have the INDOT permits before primary plat approval, though. We have been working with Jason Lawson on this too.
- m. Bohm – your response to the first recommendation is that you do not intend to provide connection to the west. Your response to the second recommendation is that you will only extend utilities as far west as needed for your development. And third, you will provide updates to the INDOT permits when you have them. Lastly, you will coordinate a private easement for access to the property to the west. What type of businesses do you anticipate?
- n. Shea – Bulk warehousing with sprinkled buildings are anticipated. We do not have specific users yet.
- o. Luzier – I would like to suggest that the INDOT permits be secured before the primary plat goes to public hearing.
- p. Bohm – I would recommend that this Concept Plan be pushed to the next meeting so that we can finalize the layout with the Comp Plan process.
- e. WPC Discussion
- f. Call for Vote

Motion to continue PC14-031-CP with conditions by Bohm. Second by Roberts.

- a. Kittle – that pushes us back awhile. We'd like primary plat in December. We'd like subject-to approval.
- b. Anderson – if INDOT comes back with something different, modifications will have to be made anyway.
- c. Molitor – it's not unusual to ask for a continuance to compare to the pending Comp Plan.
- d. Anderson – we should hold off on the primary plat hearing until the INDOT permits are secured.
- e. Semmler – I feel that we could go on past the Concept Plan, but re-evaluate the primary plat if need be if there are still issues.
- f. Bohm – any vote must have all four of us on the same page.

Motion fails 1/3. (Roberts, Anderson, and Semmler dissenting)

Motion to allow the petitioner to move forward with the Primary Plat with conditions for PC14-031-CP with conditions by Anderson. Second by Semmler.

- a. Molitor – does that include Staff comments as written.

- b. Anderson – yes.

Motion passes unanimously.

CONDITIONS:

1. *A full intersection on SR267 that aligns with the existing Fieldstone Drive or Perry Blvd should be made and a minor collector (with right-of-way) constructed that extends across the site to the west to allow for connection to future development. Aligning this minor collector with existing roadways will allow for potential signalization in the future if INDOT deems appropriate.*
2. *Utilities should be extended from SR267 across the site to the west to allow for connection to future development.*
3. *Applicant should research the existing INDOT driveway permits to ensure that they are still valid for the change in the proposed development that has occurred since they were first issued. The location of the driveway cuts should be coordinated with the Technical Review Committee.*
4. *Coordinate detailed site design for utilities, drainage, roadways, paths, etc. with Staff and the Technical Advisory Committee per the Zoning Ordinance and Subdivision Control Ordinance.*
5. *The availability of open space at the southern end of the site should be discussed with the Parks Department to see if it is possible to utilize for public open space.*

Announcements

6. **Status Report on the Comprehensive Plan Update** – Clinton Bohm. Next meeting is 11/19/14 at 6:00pm to continue discussion on the land use plan and the goals and objectives. We anticipate a draft for WPC approval in the window of December-February.
7. **Golf Club of Indiana PUD Update**
 - a. Luzier – The petitioner has sent us revised plans for the PUD. We need to set up our next PUD Review Committee meeting.
 - b. Molitor – they may want to include the removal of the Traders Point Church portion as part of the PUD revision process.
 - c. Bohm – November 17th at 6:30pm seems to work for everyone. Could we get a representative or a formal notification of the church's intent at the next meeting?
 - d. Luzier – I have been in contact with them and we are currently working on a petition.

Adjourn

7:28pm

Clinton Bohm, President

Deborah Luzier, Secretary